

IN THE CIRCUIT COURT OF  
BENTON COUNTY, ARKANSAS  
COMMISSIONER'S SALE NOTICE

Notice is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on the 4<sup>th</sup> day of March, 2013 in a certain cause No. CIV-2012-1057-4 pending between:

ARVEST BANK OF LOWELL, Plaintiff

VS

KENDALL WRIGHT and  
SHANNON WRIGHT, husband &  
Wife; E/Z CREDIT AUTO SALES,  
INC.; and CROWN CUSTOM HOMES,  
INC.; BROWN BARK III, L.P. AS  
ASSIGNEE OF THE FEDERAL  
DEPOSIT INSURANCE CORPORATION  
AS RECEIVER OF ANB FINANCIAL,  
N.A.; MOUNTAIN LAKE ESTATES  
PROPERTY OWNERS ASSOCIATION,  
INC.; QHG OF SPRINGDALE, INC.  
d/b/a NORTHWEST MEDICAL CENTER,  
BENTONVILLE, Defendants

The undersigned as Commissioner of this Court, will offer at public venue to the highest bidder, at the West Door or Entrance to the County Courthouse, in which said Court is held, in the city of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on the 23<sup>rd</sup> day of April, 2013 at the hour of 9:15 A.M. the following described real property located in Benton County, Arkansas, to-wit:

LOT 17, LOWELL SOUTH COMMERCIAL PARK, A SUBDIVISION TO THE CITY OF LOWELL, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 20, AT PAGE 264, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

**AND**

A PART OF LOT 18, LOWELL SOUTH COMMERCIAL PARK, A SUBDIVISION TO THE CITY OF LOWELL, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 20, AT PAGE 261, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N 89°57'11"E, 187.90 FEET FROM THE SW CORNER OF

SAID LOT 18; THENCE N 00°11'26" W, 163.63 FEET; THENCE N 89°47'44" E, 161.00 FEET; THENCE S 00°11'26" E, 164.07 FEET THENCE S 89°57'11" W 161.00 FEET TO THE POINT OF BEGINNING, SHOWN AS LOT 18B ON LOT SPLIT FILED IN PLAT RECORD BOOK 2001 AT PAGE 719. SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, OR FACT, IF ANY.

ALSO KNOWN AS 609 S. BLOOMINGTON & LOT 18B, LOWELL SOUTH COMMERCIAL PARK, LOWELL, ARKANSAS.

**AND**

TRACT A: PART OF SECTION 5 AND PART OF THE W $\frac{1}{2}$  OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, SAID SUBDIVISION AND PROPERTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SW CORNER OF THE NW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SAID SECTION 4 FOR THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SECTION 5, NORTH 86°24'41" WEST 1192.48 FEET; THENCE SOUTH 03°25'08" WEST 9.84 FEET TO THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 12; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 87°05'57" WEST 51.71 FEET; THENCE NORTH 68°35'10" WEST 78.47 FEET; THENCE NORTH 69°59'33" WEST 9.90 FEET TO THE WEST LINE OF THE NE $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SECTION 5; THENCE ALONG SAID WEST LINE, NORTH 01°36'51" EAST 453.83 FEET; THENCE LEAVING SAID WEST LINE, NORTH 29°51'38" WEST 123.48 FEET; THENCE NORTH 15°57'01" WEST 88.14 FEET; THENCE NORTH 10°42'37" WEST 10.14 FEET TO THE BEAVER RESERVOIR TAKING LINE; THENCE ALONG SAID TAKING LINE, NORTH 62°20'43" EAST 925.47 FEET; THENCE NORTH 62°17'28" EAST 222.14 FEET; THENCE NORTH 62°28'03" EAST 105.25 FEET; THENCE SOUTH 86°29'33" EAST 331.78 FEET; THENCE CONTINUING ALONG SAID TAKING LINE AND ALONG THE WEST LINE OF THE SW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ , NORTH 02°18'40" EAST 227.49 FEET; THENCE NORTH 02°25'21" EAST 115.50 FEET; THENCE LEAVING SAID WEST LINE, NORTH 46°13'04" EAST 319.89 FEET; THENCE NORTH 46°07'32" EAST 119.99 FEET; THENCE NORTH 46°13'18" EAST 228.34 FEET; THENCE NORTH 46°29'27" EAST 51.92 FEET; THENCE NORTH 64°39'39" EAST 377.03 FEET; THENCE NORTH 23°31'27" WEST 231.77 FEET; THENCE NORTH 23°20'01" WEST 148.50 FEET; THENCE NORTH 48°02'37" EAST 264.35 FEET; THENCE NORTH 48°04'23" EAST 212.40 FEET; THENCE NORTH 67°15'58" EAST 103.87 FEET; THENCE NORTH 67°28'21" EAST 261.06 FEET TO THE EAST LINE OF THE NW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; THENCE ALONG SAID EAST LINE AND LEAVING BEAVER RESERVOIR TAKING LINE, SOUTH 02°49'11" WEST 480.72 FEET TO THE NORTH

LINE OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; THENCE ALONG SAID NORTH LINE, SOUTH 88°11'45" EAST 1337.48 FEET TO THE EAST LINE OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; THENCE ALONG SAID EAST LINE, SOUTH 03°22'16" WEST 1374.58 FEET; THENCE ALONG THE EAST LINE OF THE NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ , SOUTH 02°01'45" WEST 1315.94 FEET TO THE SOUTH LINE OF THE NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ ; THENCE ALONG THE SOUTH LINE OF THE SW $\frac{1}{4}$ , NORTH 88°11'24" WEST 2643.43 FEET TO THE TRUE POINT OF BEGINNING. - **LESS AND EXCEPT** - ALL OF MOUNTAIN LAKE ESTATES, PHASE 1, AS SHOWN IN THE 2<sup>ND</sup> REVISED FINAL PLAT, BEING A PART OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 19 AT PAGE 68. - **ALSO LESS AND EXCEPT** - ALL OF MOUNTAIN LAKE ESTATES, PHASE 2, BEING A PART OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 19 AT PAGE 210. - **ALSO LESS AND EXCEPT** - LOT 12 OF A REPLAT OF LOT 12, MOUNTAIN LAKE ESTATES, PHASE 2, AS SHOWN IN BENTON COUNTY, ARKANSAS, PLAT RECORD 35 AT PAGES 17 AND 18. - **ALSO LESS AND EXCEPT** - ALL OF MOUNTAIN LAKE ESTATES, PHASE 3 BEING A PART OF SECTION 5 AND PART OF THE SW $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 21L AT PAGE 213. - **ALSO LESS AND EXCEPT** - A PART OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  AND A PART OF THE NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT THE SE CORNER OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 4 FOR THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ , SOUTH 02°01'45" WEST 120.00 FEET; THENCE NORTH 71°17'19" WEST 368.61 FEET; THENCE NORTH 52°00'26" WEST 120.31 FEET; THENCE NORTH 19°21'09" WEST 341.63 FEET; THENCE ALONG THE SOUTH BOUNDARY OF MOUNTAIN LAKE ESTATES, PHASE 1, SOUTH 88°08'28" EAST 265.00 FEET; THENCE NORTH 03°22'16" EAST 53.71 FEET; THENCE NORTH 74°59'58" EAST 335.85 FEET; THENCE LEAVING SAID SOUTH BOUNDARY AND ALONG THE EAST LINE OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ , SOUTH 03°22'16" WEST 527.57 FEET TO THE TRUE POINT OF BEGINNING.

**AND**

TRACT B: A PART OF THE NW $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 29 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT THE SW CORNER OF THE NW $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SECTION 4 FOR THE TRUE POINT OF BEGINNING; THENCE ALONG

THE WEST LINE OF THE NW¼ OF THE SE¼, NORTH 02°01'45" EAST 1195.94 FEET; THENCE SOUTH 72°12'22" EAST 467.58 FEET; THENCE SOUTH 02°01'45" WEST 582.47 FEET; THENCE NORTH 47°40'57" WEST 196.94 FEET; THENCE SOUTH 02°01'45" WEST 612.44 FEET; THENCE ALONG THE SOUTH LINE OF THE NW¼ OF THE SE¼, NORTH 88°11'24" WEST 300.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 9.801 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in 90 days bearing interest from the date of sale.

Purchaser will also be required to give bond with approved security to secure payment of the purchase price and a lien shall be retained on property to further secure purchase price the day of the sale.

Given under my hand this 6 day of March, 2013.

BRENDA DESHIELDS, Commissioner  
56071756